057.A	0002	0039.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	558,800	/	558,800
USE VALUE:	558,800	/	558,800
ASSESSED:	558,800	/	558,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		FOREST ST, ARLINGTON

OWNERSHIP

Unit #: 39

Owner 1:	KAMINISHI IKUMI
Owner 2:	
Owner 3:	
Street 1:	39 FOREST ST UNIT 39
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MILLER DAVID J -
Owner 2:	-
Street 1:	33 CLEVELAND RD
Twn/City:	WELLESLEY
St/Prov:	MA Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1910, having primarily Vinyl Exterior and 1249 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	556,400	2,400		558,800
Total Card	0.000	556,400	2,400		558,800
Total Parcel	0.000	556,400	2,400		558,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 447.40 | /Parcel: 447.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 281197

GIS Ref

GIS Ref

Insp Date 01/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 057.A-0002-0039.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	556,400	2400	.		558,800		Year end	12/23/2021
2021	102	FV	540,100	2400	.		542,500		Year End Roll	12/10/2020
2020	102	FV	532,000	2400	.		534,400	534,400	Year End Roll	12/18/2019
2019	102	FV	440,300	2400	.		442,700	442,700	Year End Roll	1/3/2019
2018	102	FV	369,500	2400	.		371,900	371,900	Year End Roll	12/20/2017
2017	102	FV	336,500	2400	.		338,900	338,900	Year End Roll	1/3/2017
2016	102	FV	336,500	2400	.		338,900	338,900	Year End	1/4/2016
2015	102	FV	310,600	2400	.		313,000	313,000	Year End Roll	12/11/2014

!15436!

PRINT

Date	Time
12/30/21	20:45:24

LAST REV

Date	Time
11/18/19	11:01:02
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 15436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRESTIJOHN WILL	47855-13		7/24/2006		314,500	No	No		
PRESTIJOHN WILL	47257-540		4/10/2006		1	No	No		

USER DEFINED

Prior Id # 1:	37677
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/26/2010	1046	Wood Dec	10,000					2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Measured	PT	Paul T
4/26/2007	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7815													G8	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CND	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	M - Multi-Level
% Own:	31.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj $ / SQ:	407.633
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	683560
Depreciation:	127142
Depreciated Total:	556418

COMMENTS

SUBDIVISION 7/98.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	489.16
Special Features:	0	Val/Su Net:	445.48
Final Total:	556400	Val/Su SzAd	445.48

SKETCH

UnSketched SubAreas:
GLA: 1249,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,249	407.630	509,133
Net Sketched Area:		1,249	Total:	509,133
Size Ad	1249	Gross Area	1249	FinArea 1249

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 057.A-0002-0039.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X14	G	GD	2010	14.94	T	5.4	102			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:	Total: 2,400